

The Seabrook Planning and Zoning Commission met in regular session on Thursday, June 16, 2022 at 6:00 PM at Seabrook City Hall and via teleconference to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
DARRELL PICHA	VICE - CHAIR
SCOTT REYNOLDS (exc. absence)	MEMBER
ROSEBUD CARADEC	MEMBER
GUY RODGERS	MEMBER
RHONDA THOMPSON	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE COORDINATOR

Chairman Gary Renola called the meeting to order at 6:01 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

None

2.0 SPECIFIC PUBLIC HEARINGS

Chairman Renola opened the Public Hearing at 6:01 p.m.

2.1 Conduct a Public Hearing on a request for approval for the Partial Re-plat of 901 Grunewald, Lots 6 & 7 Block 53 of the Town of Seabrook.

Purpose of the Re-plat: To re-orient two lots allowing them to front Fifth Street in lieu of Grunewald Avenue

Applicant: Matthew Sigmon, 2205 San Felipe Street, Houston, TX 77019

Owner: Marian P. Kidd, P.O. Box 353, Seabrook, TX 77586

Legal Description: A subdivision being all of lots six (6), and seven (7), Block fifty-three (53) of the Town of Seabrook, a subdivision in Harris County, Texas according to the map or plat recorded volume 1, page 50, of the map records of Harris County, Texas.

Location: This property is located at 901 Grunewald Avenue, which is west of Grunewald Avenue, and north of Fifth Street.

Director Sean Landis explained to the Board that the applicant is requesting to replat the property to re-orient two lots allowing them to front Fifth Street in lieu of Grunewald Avenue. The property is currently zoned (OS) Old Seabrook District. The front setback in Old Seabrook is 20' feet. Staff has reviewed the replat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances. Staff recommends that the Commission approves the replat.

Chairman Renola closed Public Hearing at 6:07p.m.

3.0 NEW BUSINESS

3.1 Consider and take all appropriate action on a request for approval for the Partial Re-plat of 901 Grunewald, Lots 6 & 7 Block 53 of the Town of Seabrook.

Motion made by Darrell Picha and seconded by Guy Rodgers.

To approve the partial re-plat of 901 Grunewald, lots 6 & 7 block 53 of the Town of Seabrook.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Discuss/deliberate the North Planning Area and the properties south of Red Bluff Road; to include, an examination of the existing zoning districts; provide an inventory of available properties for development and/or re-development; identify grandfathered uses and structures; provide information as it relates to drainage; to include, information as it relates to impacts of the adoption of the FEMA Flood Insurance Rate Maps.

Director Sean Landis explained to the Board that this item is an ongoing agenda item since the Comprehensive Master Plan finalized their options to take the Light Industrial (LI) area and turn it into more of a lighter commercial type of use with some residential area and some commercial area in between. Ultimately to break the North Planning Area into more of a commercial area to the north, and then the residential area to the south. The concept would be to create a new identity for the area and understand what the highest and best use for those properties that are out there would be.

Mr. Landis reminded the Planning & Zoning Commission that the Joint meeting with City Council, Economic Development, and Comprehensive Master Plan will be on Monday, June 20th. The consultants will be providing detailed presentation and updates on the Comprehensive Master Plan.

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the April 21, 2022 Regular P&Z meeting.

Motion made by Rhonda Thompson and seconded by Guy Rodgers.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Approve the minutes from the May 19, 2022 Regular P&Z meeting.

Motion made by Rosebud Caradec and seconded by Darrell Picha.

To approve the minutes as presented.

MOTION CARRIED BY UNANIMOUS CONSENT

4.3 Report from the Director of Planning and Community Development on status update of City projects.

Sean Landis gave a brief report.

4.4 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.

Sean Landis gave a brief report.

4.5 Establish future agenda items and meeting dates.

- June 20 Joint Workshop Meeting
- July 21 Regular P&Z Meeting

Motion was made by Rhonda Thompson and seconded by Guy Rodgers.

To adjourn the June 16, 2022 Planning & Zoning meeting.

Having no further business, the meeting adjourned at 6:46 p.m.

APPROVED THIS 21st DAY OF July, 2022.



Gary T. Renola, Chairman



Pat Patel, Administrative Coordinator